

<b>Applicant</b>	City of Fort Lauderdale	
<b>Request</b>	Site Plan Level III / Public Purpose Use	
<b>Location</b>	631 N.W. 2 Avenue	
<b>Legal Description</b>	Progresso P.B. 2, P. 18, Block 321 Lots 5-11	
<b>Property Size</b>	23,625 sq. ft. or 0.542 acres	
<b>Zoning</b>	RMM-25 (Residential Multifamily Mid Rise)	
<b>Existing Land Use</b>	Water tower and pump station	
<b>Future Land Use Designation</b>	Medium-High Residential	
<b>Comprehensive Plan Consistency</b>	Consistent.	
<b>Other Required Approvals</b>	City Commission	
<b>Applicable ULDR Sections</b>	47-8 Public Purpose Districts 47-25.2 Adequacy 47-25.3 Neighborhood Compatibility	
<b>Setbacks/Yards</b>	<b>Required</b>	<b>Proposed</b>
Front (e)	25'	26'
Rear (w)	20'	21'
Side (n)	20'	26'
Side (s)	20'	21'
<b>Lot Density</b>	N/A	N/A
<b>Lot Size</b>	N/A	23,625 sq. ft.
<b>Lot Width</b>	N/A	N/A
<b>Building Height</b>	60' Max	54'8 "
<b>Structure Length</b>	N/A	N/A
<b>Floor Area</b>	N/A	N/A
<b>VUA Landscaping</b>	N/A	N/A
<b>Landscaping Lot Coverage</b>	N/A	N/A
<b>Open Space</b>	N/A	N/A
<b>Parking</b>	N/A	N/A
<b>Notification Requirements</b>	Sign Notice, Mail Notice	
<b>Action Required</b>	Approve, Approve with Conditions, or Deny	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Kevin Erwin, Planner I	
<b>Authorized By</b>	Chris Barton, AICP, RLA, Principal Planner	
<b>Approved By</b>	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

The applicant, The City of Fort Lauderdale Engineering Division, is proposing to demolish an existing water storage tank and pump station and replace them with new facilities. These improvements are part of the Waterworks 2011 capital improvement plan. The subject site is zoned RMM-25 (Residential Multifamily Mid Rise). Utilities are not listed as a permitted use, in the table of permitted uses, for the RMM-25 zoning category. Therefore, the applicant is seeking the use of water storage tank as a public purpose use and site plan approval.

**Property/Project Description:**

The City's Public Services Division is proposing to replace the existing water storage tank and pump station which have come to the end of their useful lifecycle. The new facilities are required in order to maintain adequate water pressure for the City's existing distribution network. The existing site is the best location for these improvements, as it will minimize overall costs for the project. The City's current financial difficulties make this consideration even more important.

The current elevated storage tank is one hundred forty feet (140') tall and has a diameter of eighty feet (80') and has a capacity of one (1.0) million gallons. The proposed tank will be forty six feet five inches (46' 5") tall and have a diameter of eighty feet (80') and will have a capacity of one and one half (1.5) million gallons. The new tank will have an overall mass that is less than that of the existing tank and tower structure. In addition new landscaping is proposed, which will help mitigate the visual impact of the proposed storage tank.

The existing pump station on the site is also being replaced with a new higher capacity pump station and relocated to the northern portion of the site. The proposed pump station will be twenty three feet three inches (23' 3") in height and contain 2,788 square feet of floor area. The applicant incorporated architectural design elements which enhance the appearance of the pump station and create a less industrial image.

**Public Purpose Use:**

The applicant is unable to meet several requirements of the ULDR, for which they are seeking approval through the Public Purpose Use Section. The specific sections of the ULDR which cannot be met are Sec 47-5.19, List of permitted and conditional uses, RMM-25, Sec 47-25.3.A.3.c, Setback regulations, and Sec 47-25.3.A.d.iv.c, Wall requirements.

Public utilities are not listed as a permitted use in the List of permitted uses for the RMM-25 zoning category. Consequently, the applicant seeks relief from this provision of the code in order to allow a utility use.

The height of the proposed storage tank is forty six feet five inches (46' 5") which pursuant to Sec. 47-25.3.A.3.c, would require a setback of twenty six feet five inches (26' 5"). On the west and on the south sides, the set backs are proposed to be twenty one feet (21').

The last section of the ULDR the applicant is seeking relief from is Sec 47-25.3.A.3.d.iv.c requiring the bufferyard wall to be set back five feet (5') from the adjacent alley. There is a monitor well located in the northwest portion of the property near the west property line. The applicant is requesting relief from the five foot (5') setback requirement for the wall in order to prevent access to the monitor well from adjacent properties. This is strictly for security purposes. The applicant is requesting relief from the five foot (5') setback for this portion of wall around the monitor well only. This section of the wall is to be located on the property line.

The applicant has provided a narrative, attached as part of **Exhibit 1**, on how this project complies with the requirements of Sec 47-18.26, Public Purpose Use. Staff concurs with the applicant's assessment.

**Parking and Traffic:**

The proposed facility will be unmanned. There will be no significant traffic generated by this use. Utilities service and maintenance personnel will be the only visitors to the proposed facilities.

**Adequacy and Neighborhood Compatibility:**

The applicant has provided a narrative on how this project complies with the requirements of Sec 47-25.2, Adequacy and staff concurs with the applicant's assessment. (See **Exhibit 1**)

The applicant has provided a narrative on how this project complies with the requirements of Sec. 47-25.3 Neighborhood Compatibility. (See **Exhibit 1**)

The subject site is surrounded on four (4) sides by right-of-ways. The subject site does not directly abut residential property on any side.

The zoning pattern surrounding this site is as follows:

Direction	Zone
North	RMM-25
East	RMM-25
South	B-3 & I
West	RMM-25

The proposed tank and pump station are considerably more compatible with the surrounding neighborhood than the facilities that exist on the site today. The height of the storage tank has been reduced by approximately sixty six percent (66%). The diameter of the tank will remain the same as the tank that presently exists. This will significantly reduce the visual impact for surrounding properties. The pump station will include architectural features that will enhance its overall appearance.

Additional landscape material will also be installed, which will decrease the visual impact of the proposed improvements. A new seven foot (7') high bufferyard wall will be constructed along all residential property lines, which will further lessen the impact on adjacent residential properties.

**Comprehensive Plan Consistency:**

Consistent with Goal 2 of the Sanitary Sewer Element of the City's Comprehensive Plan, to develop and maintain an adequate water supply, treatment and distribution system which meets the existing and projected needs of the service area in an efficient, economical and environmentally sensitive manner.

Consistent with Policy 2.1.5 to have a minimum storage capacity of nineteen (19.0) million gallons per day

**Prior Reviews:**

This proposal was reviewed by the Development Review Committee on May 27, 2003, and all comments have been addressed.

The plans have also been presented to the Poinciana Park Civic Association.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for public purpose use a and site plan level III, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for a conditional use the proposed development or use, the Planning and Zoning Board shall deny the conditional use permit.

**Staff Determination:**

Staff has determined that this application meets the requirements for a conditional use permit.

**Should the Board approve the proposed development, the following conditions are proposed by staff:**

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant